

**10 Squamish Bay W
Lethbridge, Alberta**

MLS # A2171664



\$509,000

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,719 sq.ft.	Age:	2004 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Pantry, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Washer/Dryer, Microwave, A/C, window coverings, Hot Tub as is where is, pool as is where is, shed as is where is, electric heater in garage, pool accessories & toys, additional flooring & siding

Looking for a beautiful family home in a family-oriented neighborhood? This one-owner 2-story is located in a quiet cul-de-sac, just minutes from schools (elementary, middle, and high schools), shopping, restaurants, and banks. (You can easily walk to West Lethbridge Towne Centre Shopping Mall). The main floor boasts an open-concept layout featuring a living room with a fireplace. You'll also enjoy the convenience of main-floor laundry and a half bath. The modern kitchen has stainless steel appliances, ample cabinetry, a corner pantry, and a gorgeous island ideal for family gatherings. There is even extra cabinetry adjacent to the dining area. Step outside from the kitchen to the backyard oasis, complete with a beautiful deck and relaxing hot tub. Upstairs, you'll find three bedrooms and a versatile bonus area. The primary bedroom features a luxurious ensuite with dual sinks, a separate shower, corner tub, and a walk-in closet. The fully finished basement offers even more living space, including a fourth bedroom, a fourth bathroom, storage, and a family room. This home also comes with a heated, insulated double-attached garage, all appliances, and air conditioning. Call your favorite REALTOR® today to schedule a viewing!